131.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,036,100	/	1,036,100
USE VALUE:	1,036,100	/	1,036,100
ASSESSED:	1,036,100	/	1,036,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON SEAN & NAOMI
Owner 2:	
Owner 3:	
Street 1:	62 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GREGORY VIRGINIA S/TRUSTEE -
Owner 2:	VIRGINIA GREGORY TRUST -
Street 1:	62 NORFOLK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,136 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Vinyl Exterior and 2377 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10136.000	412,600	4,400	619,100	1,036,100
Total Card	0.233	412,600	4,400	619,100	1,036,100
Total Parcel	0.233	412,600	4,400	619,100	1,036,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.93 | /Parcel: 435.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	412,600	4400	10,136.	619,100	1,036,100	1,036,100	Year End Roll	12/18/2019
2019	101	FV	328,800	4400	10,136.	653,500	986,700	986,700	Year End Roll	1/3/2019
2018	101	FV	328,900	4400	10,136.	481,500	814,800	814,800	Year End Roll	12/20/2017
2017	101	FV	328,900	4400	10,136.	460,900	794,200	794,200	Year End Roll	1/3/2017
2016	101	FV	328,900	4400	10,136.	426,500	759,800	759,800	Year End	1/4/2016
2015	101	FV	311,300	4400	10,136.	357,700	673,400	673,400	Year End Roll	12/11/2014
2014	101	FV	311,300	4400	10,136.	349,400	665,100	665,100	Year End Roll	12/16/2013
2013	101	FV	311,300	4400	10,136.	332,900	648,600	648,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10257

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREGORY VIRGINI	62801-291		10/18/2013		772,300	No	No		
GREGORY VIRGINI	42783-330		5/13/2004	Family	1	No	No		D.O.D. VIRGINIA S GREGORY 6/25/2012.
	9634-358		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2015	216	New Wind	25,572					Replace 13 windows
12/22/2014	1740	New Wind	29,980					
5/21/2014	507	Wood Dec	6,600					
4/26/1999	218	Manual	2,280					REROOF
3/19/1996	70	Manual	3,500					REPAIR GARAGE
3/14/1996	64	Manual	17,300					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	372	PATRIOT
2/9/2009	Measured	372	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
11/3/1999	Meas/Inspect	243	PATRIOT
7/27/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 84474
GIS Ref:
GIS Ref:
Insp Date: 08/30/17

!10257!

PRINT

Date	Time
12/11/20	00:35:09

LAST REV

Date	Time
11/06/17	10:02:05

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	84474
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10136		Sq. Ft.	Site		0	90.	0.68	10			Topo	-5					619,093						619,100	

Total AC/HA: 0.23269 | Total SF/SM: 10136 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 619,093 | Spl Credit | Total: 619,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	80	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25763893
Const Adj.:	0.99742496
Adj $ / SQ:	163.072
Other Features:	91029
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560584
Depreciation:	147994
Depreciated Total:	412590

COMMENTS

RRM ROUGH FINISH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

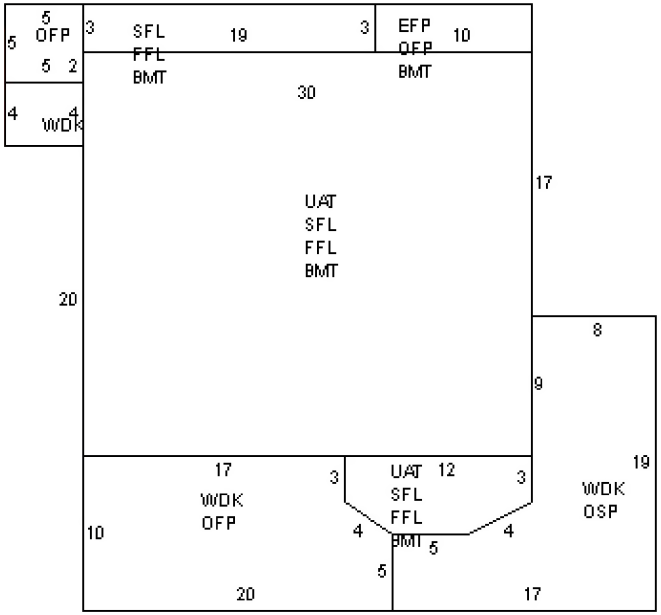
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.32
Special Features:	0	Val/Su Net:	111.30
Final Total:	412600	Val/Su SzAd	238.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	894	56.750	50,734
FFL	First Floor	864	163.070	140,894
SFL	Second Floor	864	163.070	140,894
WDK	Deck	409	8.420	3,445
OFP	Open Porch	243	23.230	5,645
UAT	Upper Attic	202	114.150	23,030
OSP	Screen Porch	201	27.110	5,449
EFP	Enclos Porch	30	72.410	2,172
	Net Sketched Area:	3,707	Total:	372,263
Size Ad	1728	Gross Are	4312	FinArea 2377

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X19	A	AV	1911	22.74	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400